



*John T. Aubberger
Supervisor*

TOWN OF GREECE

PLANNING BOARD MINUTES

NOVEMBER 4, 2010

THE MEETING BEGAN AT 7:00 P.M.

PRESENT

Alvin I. Fisher, Jr., Chairman
Christine R. Burke
Brian E. Marianetti
Grace L. Plouffe
William E. Selke
Scott R. Copey, Clerk of the Planning Board
Linda R. Lamb, Planning Board Secretary

ABSENT

Alfred S. Ancello
Michael H. Sofia
Christopher A. Schiano, Deputy Town Attorney
John Gauthier, P.E., Associate Engineer

ADDITIONS, DELETIONS AND CONTINUANCES TO THE AGENDA

ANNOUNCEMENTS

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PUBLIC HEARINGS

Old Business

1. Applicant: Woodcreek Developers

Location: Generally, north of Latta Road and west of Flynn Road
Request: Final plat approval for Section 4 of the Avery Park subdivision,
consisting of 16 lots on approximately 6.38 acres
Zoning District: R1-E (Single-Family Residential)
Mon. Co. Tax No.: 033-04-2-62.111

Motion by Ms. Burke, seconded by Mr. Marianetti, to continue the application to the November 17, 2010, meeting, as requested by the applicant.

VOTE:	Ancello	- absent	Burke	- yes
	Marianetti	- yes	Plouffe	- yes
	Selke	- yes	Sofia	- absent
			Fisher	- yes

MOTION CARRIED
APPLICATION CONTINUED TO
NOVEMBER 17, 2010, MEETING

New Business

None

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SITE PLANS

Old Business

None

New Business

1. Applicant: Unity Health System

Location: 1471 & 1477 Long Pond Road

Request: Waiver of site plan re-approval requirements of the site plan approved by the Planning Board on August 20, 2008 to revise the access drive to the Villages at Unity Community Center, thereby providing greater separation between the road and the Villages buildings, on approximately 36.6 acres

Zoning District: CHC (Central Health Care)

Mon. Co. Tax No.: 089.01-1-1.11 and 089.01-1-8.121

The following is a synopsis of the discussion pertaining to the above-referenced request:

Scott Copey, Planning Board Clerk, presented the application.

Mr. Copey: This is the site plan for the Villages expansion, which is the Community Center and a new facility on the south side of the existing Villages. No changes to the exterior are being requested which would impact anyone other than the hospital. When the site plan was approved in 2008, Unity Health System was proposing an expansion to the pond and to do some fill work. Discussions and activities taking place around the Town's Deschel storm water management facility put this project on the back burner after Planning Board approval. In the meantime, the hospital expansion came along and took priority. The Villages project now is ready to go. Unity Health System has some deadlines to meet, so we are here tonight to assist in moving this forward.

The project is essentially the same, except that the eastern storm water management facility already has been completed as part of the hospital expansion project. The site plan now will show and label this facility as "existing." The filling that was to occur at the rear of the site is being eliminated.

The Town's engineering consultant on the study of the upper Round Pond watershed and the Town's Deschel Drive storm water management facility determined that the floodplain actually is broader than the Federal Emergency Management Association (FEMA) has shown it on the Flood Insurance Rate Maps, due to flow across the Deschel facility's emergency spillway. The Town's Department of Public Works has recommended avoiding the additional work on Unity Health System's western storm water management facilities at this time because of the potential adverse impact on flooding to the west of the Unity campus. Unity Health proposes to provide greater separation between the road and the Villages buildings by moving the loop road 40 feet to the south.

Mr. Fisher: This is substantially unchanged.

Mr. Copey: The plans never proceeded to signature, so there are the usual final details of engineering that have to be sorted out. The Town's Engineering staff has met with the project engineers, and they have agreed on a resolution of the remaining issues.

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Mr. Marianetti then made the following motion, seconded by Mr. Selke:

WHEREAS, Unity Health System (the "Applicant") has submitted a request to the Town of Greece Planning Board (the "Planning Board") for a waiver of the site plan re-approval requirement pursuant to Sec. 211-60C of the town's zoning ordinance, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1471-1477 Long Pond Road (the "Premises"); and

WHEREAS, having considered carefully all relevant documentary, testimonial, and other evidence submitted, the Planning Board makes the following findings:

Upon review of the Proposal, the Planning Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617 *et seq.*, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA.

According to SEQRA, Type II actions have been determined not to have a significant adverse impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, the SEQRA Regulations do not require further action relative to the Proposal; and

WHEREAS, the Planning Board makes the following additional findings:

1. The Applicant has requested a waiver of the Site Plan re-approval requirement, pursuant to Section 211-60(C)(7) of the town's zoning ordinance.
2. The Planning Board granted conditional approval of this site plan on August 20, 2008.
3. The proposal is substantially unchanged from that which was approved by the Planning Board on August 20, 2008, except for the elimination of filling and the minor relocation of the loop road on the western portion of the site.
4. The Applicant has agreed to resolve any remaining engineering design details prior to final approval signatures.
5. Granting such waiver will not be detrimental to public health, safety, or general welfare, nor be destructive to businesses.

NOW, THEREFORE, be it

RESOLVED that, pursuant to Section 211-60(C)(7) of the town's zoning ordinance, a waiver of the re-approval requirement is hereby approved and granted and the August 20, 2008 conditional site plan approval granted by the Planning Board shall be valid for the purpose of obtaining building permits for a period of one (1) year from the date of this waiver. Such waiver is granted subject to the following conditions:

1. Subject to approval by the Town's Fire Marshal, Chief Engineer, and Commissioner of Public Works.
2. All conditions of the August 20, 2008, site plan approval remain in full force and effect.

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VOTE:	Ancello	- absent	Burke	- yes
	Marianetti	- yes	Plouffe	- yes
	Selke	- yes	Sofia	- absent
			Fisher	- yes

MOTION CARRIED

WAIVER GRANTED

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ADJOURNMENT: 7:30 p.m.

APPROVAL OF PLANNING BOARD MEETING MINUTES

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Chairman

Date: _____